



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Authorize the City Manager to Execute a Contract with Energy Masters International, Inc., for Phase 1 Interim HVAC Improvements to the Public Safety Building (\$95,000)

MEETING DATE: April 5, 2000

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize the City Manager to execute a standard contract with Energy Masters International, Inc. (EMI), for Phase 1 interim HVAC improvements to the Public Safety Building, not to exceed \$95,000, and authorize use of Public Benefits funds for 25% of the project cost.

BACKGROUND INFORMATION: As part of the Public Safety Building project, recognizing that constructing a new building would take years, staff was directed to develop "interim" improvements to the HVAC systems within the existing building. In order to expedite this process, staff has worked with EMI, the firm retained through the Electric Utility Department to perform energy audits and efficiency improvements on other City buildings/facilities and provide a similar service to local businesses.

EMI has looked at the building and has recommended a two-phase approach to addressing the problem:

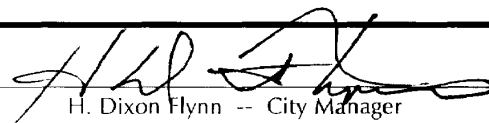
- Phase 1 – This consists of two main efforts – testing/evaluation and "tune-up"/minor repairs to the hot water system. The testing/evaluation includes testing the existing HVAC water piping to determine if it needs to be replaced or not. If it needs to be replaced, the only practical way to accomplish this would be during the building remodel. Also, the HVAC airflow will be performance tested. Again, this will help determine what is necessary to upgrade the system and whether or not it is practical to do this work now or wait until the remodel.

The other portion involves flushing and cleaning the HVAC piping to restore efficiency and possibly installing a water treatment system to maintain efficiency. In addition, a separate domestic hot water boiler will be installed. Presently, one boiler provides both HVAC and domestic hot water. This will improve efficiency and reliability. Finally, the HVAC boiler will receive a "tune-up" to help it make it through the next few years.

The result of this work will be cost estimates and a recommendation of which Phase 2 options should be pursued.

- Phase 2A – This work would mainly consist of work to restore the original HVAC system and controls so that they function near to their original design intent, recognizing that the loads on the building probably exceed the original design.

APPROVED:

  
H. Dixon Flynn -- City Manager

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This would be another round of relatively low-cost fixes intended to provide some improvement until the remodel.

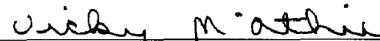
- Phase 2B – This work would mainly consist of refurbishing/rebuilding some components and replacing some components and the control system to provide a modern, efficient system. This would be the preferred, but the most costly solution. We may find that the construction work associated with the amount of replacement needed would have an unacceptable impact on the building's occupants and other systems, which would lead to a decision to do more of the Phase 2A-type work.

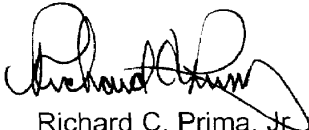
Remembering that there are multiple HVAC systems in the building, it is likely that the final recommendation of Phase 1 will be a combination of types of work from Phase 2A and 2B.

Due to the energy-efficiency improvements as a result of this work, the project is eligible for Public Benefits Program funding. The typical Program share is 25%.

FUNDING: Up to \$95,000 - General Fund Capital (75%) and Public Benefits Program (25%)

Funding Available:

  
Finance Director

  
Richard C. Prima, Jr.  
Public Works Director

  
Alan Vallow  
Electric Utility Director

Prepared by Richard Prima, Public Works Director

RCP/lm

cc: Police Chief  
Electric Utility Director  
Fleet and Facilities Manager  
Construction Manager